

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 26, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-27685 - APPLICANT/OWNER: LB/VPC NEV-CENTENNIAL HILLS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to all Special Use Permit Minimum Requirements within the Town Center Development Standards for a Convalescent Care/Nursing Home use.
2. Conformance to the conditions of approval for Rezoning (ZON-4991), Site Development Plan Review (SDR-16952) and Major Modification (MOD-8064) as approved.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed Convalescent Care Facility on property located at the northwest corner of Durango Drive and Grand Montecito Parkway. The Convalescent Care Facility will be within a building located in the center of the Centennial Hills Commercial Center, a medical/professional/retail development on 22.31 acres. The proposed Convalescent Care Facility is a two-story building (Building #5) consisting of 57,866 square feet of floor space. The facility will be staffed to provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need the specialized treatment normally provided by a hospital. As this area is physically suitable for this use and the project meets the base requirements of both the Town Center Development Standards for a Convalescent Care Facility Special Use Permit, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	The City Council approved a request for a General Plan Amendment (GPA-0019-02) to amend a portion of the southern boundary of the Centennial Hills Sector Town Center Plan to match the alignment of the proposed S Curve; and to amend the future land use within the revised boundary area FROM: ML (Medium Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial - Town Center) TO: GC-TC (General Commercial - Town Center), SX-TC (Suburban Mixed Use - Town Center), SC-TC (Service Commercial - Town Center) and PF-TC (Public Facilities - Town Center) on parcels north of the proposed S Curve, south of Centennial Parkway and west of Durango Drive for the area along the north side of the Durango Drive S-Curve, of which the subject parcel is a part.
02/05/03	The City Council approved a Petition to Annex the subject property (A-0038-02) located at the southeast corner of Regena Avenue and Riley Street. The effective date was 02/14/03. The Planning Commission and staff recommended approval on 10/24/02.
06/03/03	The Centennial Hills Architectural Review Committee approved a revised Master Sign Plan (CHR-0010-03) for the Centennial Hills Center located at the southwest corner of Centennial Parkway and Durango Drive. Staff recommended approval.
11/17/04	The City Council approved a request for a Rezoning (ZON-4991) and a Site Development Plan Review (SDR-4985) for a medical/professional/retail development on 22.31 acres adjacent to the southeast corner of Regena Avenue and Riley Street. The Planning Commission and staff recommended approval.

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11/16/05	The City Council approved a request for a Major Modification (MOD-8064) of a section of the Town Center Development Standards Manual to allow a building height of three stories where two stories is the maximum height allowed and a General Plan Amendment (GPA-9072) of section 3.4.2(B) of the Centennial Hills Sector Plan to allow three-story buildings within the SC-TC (Service Commercial – Town Center) Special Land Use Designation].
12/01/05	The Planning Commission approved a Tentative Map For Centennial Hills Center (TMP-9910) for a one lot commercial subdivision, which includes the subject site as well as the office development immediately to the north. The approval of a commercial subdivision map allows for cross-access and parking over the entire site.
12/06/05	The Centennial Hills Architectural Review Committee approved (ARC-10390) a request for approval of a Master Sign Plan amendment for the northwest corner of Grand Montecito Parkway and Durango Drive.
12/07/05	The City Council approved a request for a Site Development Plan Review (SDR-8066) for a proposed 239,400 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive, in the north portion of the subject site. The Planning Commission and staff recommended approval.
11/02/06	The City Council approved a request for a Special Use Permit (SUP-17405) for a drive-through facility within the west portion of a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway.
12/20/06	The City Council approved a request for a Site Development Plan Review (SDR-16952) for a 42,500 square-foot shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. The Planning Commission and staff recommended approval.
12/20/06	The City Council approved a request for a Special Use Permit (SUP-17404) for a drive-through facility in conjunction with a bank within a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway. The Planning Commission and staff recommended approval.
12/04/07	The Centennial Hills Architectural Review Committee approved (ARC-25688) a request for a Major Modification to an approved Master Sign Plan (CHR-0010-03) and Waivers to allow wall signage above the roofline and to allow wall signage above the second floor window sill at northwest corner of Durango Drive and Grand Montecito Parkway.
05/22/08	The Planning Commission approved a request to abey Special Use Permit (SUP-27685) at the request of the applicant due to a scheduling conflict.
<i>Related Building Permits/Business Licenses</i>	
10/31/07	A building permit (#7003096) was issued for on-site improvements.
12/04/07	A building permit (#7003243) was issued for on-site sewer and water.
04/08/08	A building permit (#7003077) was issued for trash enclosure #5.
04/08/08	A building permit (#7003086) was renewed for office shell building #5.

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<i>Pre-Application Meeting</i>	
03/22/08	Applicant was advised of the submittal procedure and the documents required for the application.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	
<i>Field Check</i>	
04/14/08	A site visit by staff from the Planning and Development department revealed a parcel bordered on the south by Durango Drive and Grand Montecito Parkway on the east. An automobile dealership and retail uses are adjacent to the north side of the site. As of 5/7/07 building had begun and is progressing on the site.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office/Retail/Medical Development Under Construction	[SC-TC (Service Commercial - Town Center) Special Land Use Designation]	T-C (Town Center)
North	Automobile Dealer and Residential	[SC-TC (Service Commercial - Town Center) Special Land Use Designation]	T-C (Town Center)
South	Church and Vacant Lot [Proposed Public Park (SDR-26000)]	PF (Public Facility)	C-V (Civic)
East	Undeveloped - Proposed High School and Grand Montecito Parkway Right-Of-Way	[GC-TC (General Commercial – Town Center) Special Land Use Designation] and T-C (Town Center)	T-C (Town Center)
West	Undeveloped	PF (Public Facility) [SX-TC (Suburban Mixed Use-Town Center) Special Land Use Designation]	T-C (Town Center)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
*T-C Town Center District	X		*Y
**Centennial Hills Sector Plan	X		**Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
***Trails	X		***Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

***T-C Town Center District**

The proposed Convalescent Care Facility would be located within the SC-TC (Service Commercial Town Center District) designated by the Town Center Development Standards Manual. This district allows low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public/quasi-public uses.

****Centennial Hills Sector Plan**

Designating commercial, high-density development, employment centers, and other non-residential areas was extremely important in terms of residential adjacency and preservation. The concept of locating these types of activities in a defined area is seen as an acceptable alternative to standard development that is usually widely dispersed. As a result of concentrating intensive commercial in one area the preservation of residential areas will be enhanced. Necessary commercial, service and employment opportunities will be readily available without intruding into northwest residential neighborhoods. The proposed Convalescent care facility will be located within the Town Center designation of Centennial Hills and is in compliance with this plan.

*****Trails**

A multi-use transportation trail is required along Durango Drive. This is a multi-modal transportation system for pedestrians, bicyclists and persons with other modes of non-motorized vehicular travel. The total width of a multi-use transportation trail is 20 feet. This is a ten-foot, bi-directional shared path within the trail, midway between two five-foot landscaped corridors. The installation of a multi-use transportation trail along Durango Drive will provide a pedestrian pathway and buffer from vehicular traffic.

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DEVELOPMENT STANDARDS

Pursuant to Title 19.04, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Convalescent Care Facility/Nursing Home	One space for each 6 beds plus one space for each employee on the largest shift, plus 3 spaces for use by medical professional (57,866 s.f.)		72	3	93	12	Y
Office	166,032	1/300	541	12			
Retail	66,953	1/250	261	7			
Bank	5,000	1/200	24	1			
Subtotal			898	23	105		
TOTAL (including handicap)			921		*1,365		*Y
Loading Spaces For Convalescent Center			1		0		**N

*The Centennial Hills Center provides reciprocal parking across the entire commercial site.

According to the submitted site plan there are 1,365 spaces including 59 handicap spaces being provided for the entire development.

**Per approved Site Development Plan Review (SDR-8066), no loading zone(s) were required.

Reciprocal parking is available for all the buildings within the commercial subdivision. Overall parking provided for the Centennial Center is shown as 1,365 stalls including 59 handicap spaces with access aisles. The proposed use requires one space per six beds plus one space for each employee on the largest shift of 65 employees and three additional spaces for use by medical professionals. Seventy-five spaces are required for the proposed use. There are 67 parking spaces including 12 handicap stalls with access aisles adjacent to the perimeter of Building #5. Thirty-eight additional parking spaces are located in a lot with direct access to the front entrance of the building. Overall a total of 105 parking stalls are provided. Parking is more than adequate for the use.

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ANALYSIS

- **Zoning**

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as SC-TC (Service Commercial - Town Center). This district allows low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics.

- **Use**

A Convalescent Care Facility/Nursing Home is defined in Title 19.04 as “a building or structure designed, used, or intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital. This use includes a “rest home” and “nursing home,” but does not include an “assisted living apartment,” “hospital” or other medical facility that is specifically defined in Chapter 19.20.”

As indicated on the submitted site plan the Convalescent Care Facility/Nursing Home will occupy the Building #5, which is a two story, 57,866 square-foot building located at the center of the commercial development. A lobby, exam rooms, outpatient therapy area, offices, utilities, dining room area and kitchen occupy the first floor of the building. On the second floor are the patient rooms, nurse’s station, staff lounge, a small dining area, pharmacy, inpatient physical therapy area, utilities, and laundry and equipment rooms. The total number of beds shown is 45.

- **Conditions**

The base conditions for consideration of a Special Use Permit per the Town Center Development Standards for a Convalescent Care Facility are:

- a. The minimum parcel size required shall be 20,000 square feet.
- b. The maximum number of beds per acre shall be 50.
- c. Care facilities shall be located on a street 80-foot wide or larger.

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The use meets the required conditions as the parcel size of 23.5 acres exceeds the 20,000 square feet, and the total number of beds will be 45, where 50 are allowed per acre. Access to the site is from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial as specified by the Master Plan of Streets and Highways, thus meeting the condition requiring the facility to be located on a street 80 feet in width or larger. The proposed facility meets these base conditions and staff recommends approval.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed Convalescent Care Facility will be located within the Centennial Hills Professional Center. The addition of a Convalescent Care Facility within this professional center is compatible with the existing and future land uses as specified by the SC-TC (Service Commercial - Town Center) district described by special land use designations in the Town Center Development Standards Manual. The proposed Convalescent Care Facility can be conducted in a manner that is harmonious and compatible with the commercial and retail uses that surround it.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The proposed site conforms to the Special Use Permit requirements per the Town Center Development Standards for a Convalescent Care Facility and is physically suited for the type and intensity of the land use proposed.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The site will be accessed from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial. These streets are adequate in size for the proposed development and will not be adversely impacted by the approval of this request.

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4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The use will be subject to licensing requirements set forth by the City of Las Vegas Finance and Business Services and conditions of approval set by the City Council. The approval of this application will not compromise the public health, welfare or safety, nor will it compromise the overall objectives of the General Plan or the Town Center Standards.

5. **The use meets all of the applicable conditions per Title 19.04.**

There are base conditions for a Special Use Permit for a Convalescent Care Facility specified in the Town Center Development Standards. This application satisfies both the requirements of the Town Center Development Standards and Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 54

APPROVALS 1

PROTESTS 0